



36 North Row

Barrow-In-Furness, LA13 0HE

Offers In The Region Of £155,000



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This two-bedroom mid-terrace property is ideally situated in a sought-after location, offering easy access to local amenities and presents an excellent opportunity for first time buyers or small families. This property benefits from a loft area, which has been carpeted and decorated making the perfect office space. The property has been renovated and decorated ready to move straight into.

The lounge has been neutrally decorated with a feature wall and grey carpeting. It boasts a gas fire with black hearth and surround. The spacious dining room has been neutrally decorated and fitted with wood effect laminate flooring and access to the yard. The kitchen has been fitted with a good range of modern charcoal grey matte finish handle-less wall and base units with marble effect worksurfaces, white brick subway tiled splashback and a Velux window to allow plenty of natural light. The integrated appliances include a single oven, four ring gas hob, contemporary wall mounted extractor fan, fridge, washing machine and dishwasher.

To the first floor there are two bedrooms and a bathroom. Both bedrooms have been neutrally decorated and carpeted. The bathroom has a slate tile effect feature wall and fitted with a three piece suite comprising of a bath with over bath rainfall shower attachment and a midnight blue vanity with Belfast sink and in-built toilet. To the second floor a permanent staircase leads to a versatile loft area which has been neutrally decorated, carpeted and fitted with two Velux windows.

Excellent yard to the rear with outbuilding and access to the communal recreational area beyond.

Lounge

6'6", 15'4" x 9'8" (2.47 x 2.96)

Dining room

12'4" x 11'4" (3.76 x 3.47)

Kitchen

7'3" x 8'1" (2.21 x 2.47)

Bedroom One

7'5" x 12'7" (2.27 x 3.85)

Bedroom Two

7'0" x 12'8" (2.15 x 3.88)

Bathroom

8'0" x 6'1" (2.44 x 1.87)

Loft

12'5" x 11'1" max into eaves (3.81 x 3.40 max into eaves)

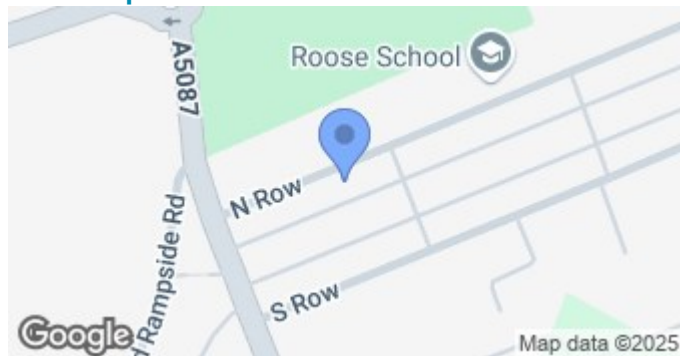


- Ideal for First Time Buyers
 - Modern Kitchen
 - Popular Location
 - Double Glazing

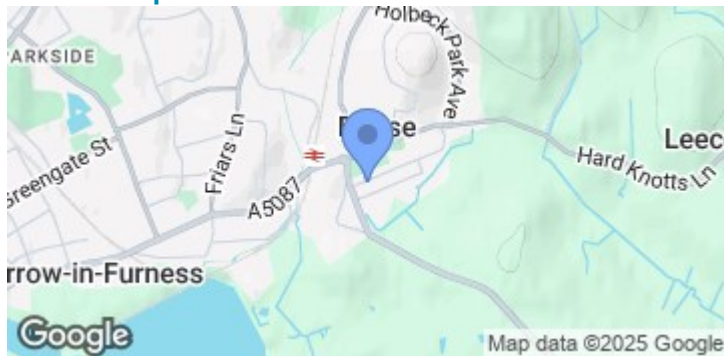
- Two Bedrooms
 - Rear Yard
 - Close to Amenities
 - Council Tax Band - A



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		